

WHITE LAKE TOWNSHIP

COMMUNITY DEVELOPMENT DEPARTMENT

DATE: March 10, 2025

TO: Rik Kowall, Supervisor
Township Board of Trustees

FROM: Sean O'Neil, Community Development Director

SUBJECT: Amendments to Zoning Ordinance No. 58



Please find attached the recommended amendments to Zoning Ordinance No. 58. These minor amendments only affect Article 5.0, Section 5.7 of the ordinance, which pertains to accessory structures. These amendments are being driven by the desire of several property owners to build taller accessory structures. The Planning Commission held a public hearing at their meeting on March 6, 2025, and recommended approval of these amendments.

I have included a "red lined" version of the proposed amendments, as well as the draft Planning Commission minutes, and the public hearing notice. I look forward to reviewing and discussing this matter with you on March 18th. If you have any questions, or require additional information, please do not hesitate to contact the office.

Thank you.

**WHITE LAKE TOWNSHIP
PLANNING COMMISSION
MARCH 6, 2025**

CALL TO ORDER

Chairperson Carlock called the meeting to order at 6:30 P.M. She then led the Pledge of Allegiance.

ROLL CALL

Present:

T. Joseph Seward
Merrie Carlock, Chairperson
Scott Ruggles, Township Board Liaison
Mona Sevic
Robert Seeley, Vice Chair
Debby Dehart

Absent:

Pete Meagher

Others:

Sean O'Neil, Community Development Director
Dave Hieber, Assessor
Andrew Littman, Staff Planner
Mike Leuffgen, DLZ
Hannah Kennedy-Galley, Recording Secretary

APPROVAL OF THE AGENDA

MOTION by Commissioner Seward, seconded by Commissioner Seeley to approve the agenda as presented. The motion carried with a voice vote: (6 yes votes).

APPROVAL OF MINUTES

A. January 16, 2025

MOTION by Commissioner Seeley seconded by Commissioner Seward to approve the minutes as presented. The motion carried with a voice vote: (6 yes votes).

CALL TO THE PUBLIC (FOR ITEMS NOT ON THE AGENDA)

None.

PUBLIC HEARING

A. **Zoning Ordinance Amendment - Article 5.0 Site Standards**

Director O'Neil stated that there is a demand for taller accessory structures on the north end of the Township. The amendment would apply only to two-acre or bigger lots zoned SF or AG.

Chairperson Carlock opened the public hearing at 6:35 P.M. Seeing none, she closed the public hearing at 6:36 P.M.

MOTION by Commissioner Seward, seconded by Seeley to recommend approving the amendment to Zoning Ordinance No. 58, Article 5.7 - Accessory Buildings or Structures in Residential Districts to the Township Board. The motion carried with a voice vote: (6 yes votes).

NEW BUSINESS

A. PA116 Farmland and Open Space Preservation

Trustee Ruggles stated he had a few properties of his own enrolled in the public act. There is no effect on the Township. Assessor Heiber said the Oakland Conversation District has given pre-approval, so the Planning Commission will need to approve the request. Then, the Township Board will consider the request and, if approved, send it to the Oakland Conversation District for final approval.

MOTION by Commissioner Seeley, seconded by Commissioner Sevic to approve PA 116 Farmland and Open Space Preservation for the property located at 3049 Steeple Hill Road, contingent on Oakland Conservation District approval. The motion carried with a voice vote: (6 yes votes).

B. Elizabeth Trace

Identified as parcel number 12-26-204-038, located on the south side of Elizabeth Lake Road, east of Union Lake Road, consisting of 10.28 acres.

Request: **Amended preliminary and final site plan approvals**

Applicant: PH Homes

Director O'Neil briefly reviewed the applicant's request. The original approval of the Elizabeth Trace development was granted in 2004. He said the current applicant will be changing the floorplan of the proposed units but is largely trying to match the existing units with similar colors and materials. He said the current residents of Elizabeth Trace are favorable to the development being completed.

Mr. Leuffgen reviewed his letter. He noted a hold harmless agreement would need to be in place to protect the Township from potential work that the Township might need to do in stormwater easements.

Jim Eppink, 27 South Squirrel, was present to represent the applicant. He said the intention is to complete the neighborhood and modernize it. The new buildings will be 2' wider than the existing buildings. 26 units are being proposed. The patios will be located in a private storm sewer easement, and the HOA will ultimately maintain it. He didn't foresee issues in maintaining the storm sewer. The conflict with the patio is regulated to the concrete patios only, not the buildings themselves. Some of the units will have ejector pumps that will be privately maintained. He said he is willing to work with DPS to make sure they are satisfied with the condition of the stormwater sewer and will be entering into all the necessary easement agreements. A handful of variances will be requested, and are most likely caused due to new ordinance standards being applied to an existing older development.

Commissioner Seeley stated that the sidewalk is a must, and there is a property to the west of the site that will be connected to the sidewalk eventually. Mr. Eppink said he understood.

Tom Gizoni, 46892 West Rd #109, said the right of way in the area is tight with extensive landscaping. There is a large wetland system northeast of the site that will require 250' of boardwalk.

Commissioner Carlock asked if the wetland was on the subject property. Mr. Gizoni confirmed., and said constructing a sidewalk would be a challenge.

Commissioner Seward stated he did not like the straight flat rooflines in the front of the property. Mr. Eppink presented elevations. Commissioner Carlock said she wanted to see more brick on the buildings to be consistent with the existing buildings.

Commissioner Dehart asked if there would be bedrooms on the first floor. Mr. Eppink said the bedrooms are on the second floor, and the daytime living space is on the first floor. There will be basements. The price point will be somewhere around the upper \$300,000.

Commissioner Seward said he did not like the vinyl siding on the ends of the buildings. Mr. Eppink said he wanted to provide a modern living space and was constrained by setbacks and easements. The front exterior was articulated, and the interior living space was maximized.

The Planning Commission stated that the rear of the proposed buildings is not as aesthetically pleasing as the front of the buildings. They suggested a few cantilevers in the back over the windows. Director O'Neil said the Planning Commission can give the applicant guidance and it will be worked on within the Planning Department.

Commissioner Seeley restated the importance of a sidewalk surrounding the site.

MOTION by Commissioner Seeley, seconded by Commissioner Sevic, to recommend approval of the amended preliminary site plan to the Township Board for Elizabeth Trace, identified as parcel number 12-26-204-038, subject to sidewalk installation along the entire manicured portion of the right of way, and for the applicant to investigate a sidewalk being done on the east and to install the sidewalk (if it is a simple sidewalk), 6' brick on the rear of the building, and the additional bump-outs/dormers on the rear of the buildings, and all other variances agreed to. The applicant shall work with the Planning Department for additional details. The motion carried with a roll call vote: (6 yes votes). (Sevic/yes, Ruggles/yes, Carlock/yes, Seward/yes, Seeley/yes, Dehart/yes).

MOTION by Commissioner Seeley, seconded by Commissioner Ruggles to approve the final site plan for Elizabeth Trace, identified as parcel number 12-26-204-038, subject to the applicant addressing all comments in the preliminary site plan motion, approval of the preliminary site plan by the Township Board, and approval of all variances from ZBA. The motion carried with a roll call vote: (4 yes votes). (Seeley/no, Dehart/yes, Seward/no, Carlock/yes, Sevic/yes, Ruggles/yes).

CONTINUING BUSINESS

None.

OTHER BUSINESS

A. Conceptual review/discussion - Bogie Lake Road & Cedar Island Road

Director O’Neil briefed the Planning Commission on the site’s history and the applicant’s intended use. A conceptual site plan was presented.

Jim Eppink, on behalf of the applicant, said the entrance could be paved. Three different product types are being considered.

Commissioner Seward asked Mr. Eppink how the project fits into the Master Plan. He stated that the project is better than acre lots, and its proximity to the school campus will bring more families to the Township.

The Planning Commission shared their concerns regarding density, sidewalk connections, and community benefits.

Mary Earley, 5925 Pine Ridge Court, said the project’s density is too much.

LIAISON'S REPORT

Commissioner Ruggles said the Phase 1 bid for Stanley Park to Cortis Brothers. Construction is scheduled to begin in April. The Board decided to move forward with the \$500,000 match for Stanley Park Phase 2 construction.

The February ZBA meeting was canceled.

Parks and Rec will hold a public hearing on Saint Patrick’s Day to hear opinions on the elements for Stanley Park Phase 2.

DIRECTOR'S REPORT

Director O’Neil stated repair is ongoing to the damaged light poles on Elizabeth Lake Road. The Civic Center construction is moving along. The Avalon project is looking to secure easements from the Huron Valley School District. White Lake Motors is looking to resubmit its site plans and concurrently submit them for preliminary and final site plan approval.

NEXT MEETING DATE: March 20, 2025 & April 3, 2025

ADJOURNMENT

MOTION by Commissioner Seeley, seconded by Commissioner Dehart, to adjourn at 8:50 P.M. The motion carried with a voice vote: (6 yes votes).

**CHARTER TOWNSHIP OF WHITE LAKE
COUNTY OF OAKLAND
AMENDMENT 58-24A TO ZONING ORDINANCE**

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE
CHARTER TOWNSHIP OF WHITE LAKE BY AMENDING ARTICLE
5.0 SITE STANDARDS, ONLY AS PROVIDED FOR HEREIN.**

NOW HEREBY the Charter Township of White Lake ordains the following amendments to the White Lake Charter Township Zoning Ordinance:

PART 1: Amend Article 5.0, Site Standards, Section 5.7, Accessory Buildings or Structures in Residential Districts, Subsection 5.7.B, to strike and replace the regulation as shown below:

~~Accessory buildings or structures shall have a minimum setback of five (5) feet from the rear lot lines and five (5) feet from the side lot lines, except as modified by Section 5.7.A of this Ordinance.~~

Accessory buildings or structures in all R1 residential zoning districts shall have a minimum setback of five (5) feet from the rear lot line and five (5) feet from the side lot lines to any portion of the structure including overhangs or gutters, except as modified by Section 5.7.A of this Ordinance. Accessory buildings or structures in Suburban Farm (SF) and Agricultural (AG) zoning districts with wall heights exceeding fourteen (14) feet and/or building height exceeding eighteen (18) feet shall have a minimum setback of ten (10) feet from the rear lot line and ten (10) feet from the side lot lines.

PART 2: Amend Article 5.0, Site Standards, Section 5.7, Accessory Buildings or Structures in Residential Districts, Subsection 5.7.C, to strike and replace the regulation as shown below:

~~Accessory building or structure walls in all shall not exceed fourteen (14) feet in height and the building height shall not exceed eighteen (18) feet. The accessory building or structure may occupy not more than twenty five (25) percent of a required rear yard and/or forty (40) percent of any non required rear yard. With the exception of the Suburban Farm (SF) and Agricultural (AG) zoning districts, in no instance shall the sum total of the ground floor areas of all accessory buildings or structures on a single lot exceed 125% of the ground floor area of the principal building or structure, excluding attached garages. No single accessory building or structure may exceed 4,000 square feet of ground floor area, with the exception of those located in the (SF) or (AG) districts, and where the parcel size is a minimum of five (5) acres.~~

Accessory building or structure walls in all residential districts, with the exception of Suburban Farm (SF) and Agricultural (AG), shall not exceed fourteen (14) feet in height and the building height shall not exceed eighteen (18) feet. Accessory buildings or structures in (SF) and (AG) shall be permitted to have structure walls not to exceed sixteen (16) feet in height, and the building height shall not exceed twenty (20) feet, provided the lot is a minimum of two (2) acres in size. The accessory building or structure may occupy not more than twenty-five (25) percent of a

required rear yard and/or forty (40) percent of any non-required rear yard. With the exception of the (SF) and (AG) zoning districts, in no instance shall the sum total of the ground floor areas of all accessory buildings or structures on a single lot exceed 125% of the ground floor area of the principal building or structure, excluding attached garages. No single accessory building or structure may exceed 4,000 square feet of ground floor area, with the exception of those located in the (SF) or (AG) districts, and where the parcel size is a minimum of five (5) acres.

Conflicts.

If any provision of the White Lake Township Code conflicts with this amendment to the regulations, the most restrictive provision shall be applied.

Severability.

Should any section or part of this ordinance be declared unconstitutional, null or void by a court of competent jurisdiction, such declaration shall not have any effect on the validity of the remaining sections or parts of this ordinance.

Adoption.

A public hearing on this Ordinance was held before the Planning Commission of the Charter Township of White Lake at a regular meeting held on Thursday, March 6th, 2025. This Ordinance was adopted by the Township Board of the Charter Township of White Lake at a meeting duly called and held on the 18th day of March, 2025, and ordered to be published as prescribed by the law.

STATE OF MICHIGAN)

) ss.

COUNTY OF OAKLAND)

I, the undersigned, the duly qualified and acting Clerk of the Charter Township of White Lake, Oakland County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of certain proceedings taken by the Township Board of said Township at a regular meeting held on March 18th, 2025.

Anthony L. Noble, Clerk
Charter Township of White Lake

**NOTICE OF PUBLIC HEARING
CHARTER TOWNSHIP OF WHITE LAKE**

Notice is hereby given that the Charter Township of White Lake Planning Commission will hold a public hearing on Thursday, March 6, 2025 at 6:30 P.M., or shortly thereafter, at the White Lake Township Annex, 7527 Highland Road, White Lake, MI 48383. The purpose of the hearing is to receive public comments on amendments to several sections of the Charter Township of White Lake Zoning Ordinance 58. The Sections proposed for amendment, and brief summary, are as follows:

Article 5.0 (Site Standards) – Amend and/or create the following Section of Article 5.0 and to revise the standards and requirements:

Section 5.7 – Accessory Buildings or Structures in Residential Districts

A complete copy of the proposed amendments may be examined at the White Lake Township Community Development Department, 7525 Highland Road, White Lake, MI, 48383, prior to the public hearing during the Township's regular business hours; Monday through Friday, 8:00 a.m. through 5:00 p.m. (excluding holidays). The above amendments can also be reviewed on our website at www.whitelaketwp.com. Written comments may be sent to the Planning Commission at the above address prior to the hearing. Oral comments will be taken during the public hearing. Please contact the Community Development Department at (248) 698-3300 ext. 163 with any questions. Persons with disabilities who will need special accommodations the night of the meeting may contact the Clerk's Office at least 5 days before the hearing.

Sean O'Neil, AICP
Community Development Director